

CITY OF WATERTOWN, NEW YORK

SUITE 302, CITY HALL
245 WASHINGTON STREET
WATERTOWN, NEW YORK 13601-3380
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TDD STATE RELAY NO.: 711

MARY CORRIVEAU
CITY MANAGER

January 27, 2012

City of Watertown Planning Board
City of Watertown, NY
245 Washington Street
Watertown, New York 13601

Re: Subdivision of 217-219 South Meadow Street, Parcel Number 10-04-110

Dear Planning Board Members:

On behalf of David and Cheryl Ditch, City Staff is submitting the attached subdivision application for your review and consideration at the February 7, 2012 Planning Board meeting. Along with Mr. and Mrs. Ditch, the City is proposing a subdivision of 217-219 South Meadow Street, Parcel Number 10-04-110.

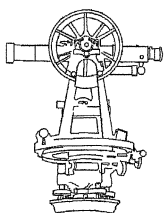
The parcel is an existing vacant lot that will be subdivided into two parcels. An 18' strip of the parcel will be retained by Mr. and Mrs. Ditch and will be combined with their adjacent multi-family residential parcel. A 34' wide strip will be conveyed to the City and will be combined with the City's Taylor Playground property.

In addition to the subdivision plat and property survey, I have also enclosed a description of the existing parcel, descriptions of the subdivided portions of the parcel and the assemblage descriptions, along with a Short Environmental Assessment Form.

I appreciate your consideration of this request.

Sincerely,

Michael A. Lumbis
Planner



STORINO GEOMATICS
LAND SURVEYING SERVICES & CONSULTING

179 CONGER AVENUE
WATERTOWN, NEW YORK 13601-2318
TEL/FAX: (315) 788-0287
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THOMAS M. STORINO, PLS

SUGGESTED DESCRIPTION

**CITY OF WATERTOWN TAX P.N. 10-04-110.000
LANDS OF DAVID P. DITCH & CHERYL R. DITCH
217-219 MEADOW STREET SOUTH**

ALL THAT TRACT or parcel of land situate on the easterly side of Meadow Street South in the City of Watertown, County of Jefferson, State of New York, and being further described as follows:

Beginning at a mag nail set in the concrete walk along the easterly monumented margin of Meadow Street South (49.5' R.O.W.) at the intersection of the most northwesterly corner of the land herein described (P.N. 10-04-110.000, Ditch) and the most southwesterly corner of a parcel of land that was conveyed to David P. Ditch & Cheryl L. Ditch by deed dated January 06, 1988 (Liber 1105, Page 127), said mag nail further being situate along the easterly monumented margin of Meadow Street South a direct tie bearing of S36°56'15"W and a direct tie distance of 161.70 feet from the intersection of the southerly monumented margin of Stone Street (40.0' R.O.W.) and easterly monumented margin of Meadow Street South;

THENCE S53°03'45"E, along the common property line between P.N. 10-04-111.000 (Ditch) and P.N. 10-04-110.000 (Ditch), a distance of 165.00 feet to a ½" capped iron rebar set, said rebar marking the most northeasterly corner of P.N. 10-04-110.000 (Ditch);

THENCE S36°56'15"W, along the common property line between P.N. 10-04-127.002 (City of Watertown) and P.N. 10-04-110.000 (Ditch), a distance of 52.00 feet to a ½" capped iron rebar set, said rebar marking the most southeasterly corner of P.N. 10-04-110.000 (Ditch);

THENCE N53°03'45"W, along the common property line between P.N. 10-04-127.002 (City of Watertown) and P.N. 10-04-110.000 (Ditch), a distance of 165.00 feet to a mag nail set in the concrete walk along the easterly monumented margin of Meadow Street South, said mag nail marking the most southwesterly corner of P.N. 10-04-110.000 (Ditch);

THENCE N36°56'15"E, along the easterly monumented margin of Meadow Street South, a distance of 52.00 feet to the point and place of beginning.

CONTAINING 8,580.000 SQ. FT. (0.197 AC.) of land more or less.

SUBJECT to a Right-of-Way as recited in Liber 512 of Deeds at Page 546 (Recorded January 13, 1949), which reads as follows: "RESERVING to the grantor, his grantees, distributees and assigns the use of the driveway located on the Northerly side of the premises herein conveyed for delivery and removal purposes only, for the benefit of the adjoining premises known as Nos. 211 and 213 South Meadow Street."

SUBJECT to and including any and all rights or restrictions of record.

ALSO SUBJECT to and including any and all other rights or restrictions of record that an accurate updated abstract of title may disclose.

INTENDING to describe lands owned by David P. Ditch & Cheryl R. Ditch, at 217-219 Meadow Street South in the City of Watertown (also known as Tax Map P.N. 10-04-110.000).

BEING the same premises as conveyed by Timothy E. Newsome and Katherine M. Newsome to David L. Lohmann by Deed dated August 31, 1995, and recorded in the Jefferson County Clerk's office at Liber 1475 of Deeds at Page 113.

AS SURVEYED by STORINO GEOMATICS, on 10/24/2011, 10/28/2011, 10/30/2011, 01/12/2012, and 01/19/2012, and shown on a plat titled "SURVEY PLAT OF PARCELS OF LAND KNOWN AS P.N. 10-04-112.000, LANDS OF THE CITY OF WATERTOWN, P.N. 10-04-111.000, LANDS OF DAVID P. DITCH & CHERYL L. DITCH, P.N.10-04-110.000, LANDS OF DAVID P. DITCH & CHERYL R. DITCH", dated 01/20/2012, a copy of which is part of this instrument.

The bearings used in this description are based on magnetic north as observed on October 24, 2011.

All capped iron rebars set read "T STORINO, LS 50035".

The parcel numbers referred to herein are those as shown upon the Assessment maps of said city that are on file in the City Engineer's office, Room 305, Municipal Building, 245 Washington Street.

It being the intent of the David P. Ditch & Cheryl R. Ditch, to accomplish delineation and marking of the property corners of Tax Map P.N. 10-04-110.000; thus enabling creation of an updated description and a survey plat.

It further being the intent of David P. Ditch & Cheryl R. Ditch to subdivide Tax Map P.N. 10-04-110.000 (Ditch) into Parcel A and Parcel B as follows:

PARCEL A

Beginning at a mag nail set in the concrete walk along the easterly monumented margin of Meadow Street South (49.5' R.O.W.) at the intersection of the most northwesterly corner of the land herein described (Parcel A) and the most southwesterly corner of a parcel of land that was conveyed to David P. Ditch & Cheryl L. Ditch by deed dated January 06, 1988 (Liber 1105, Page 127), said mag nail further being situate along the easterly monumented margin of Meadow Street South a direct tie bearing of S36°56'15"W and a direct tie distance of 161.70 feet from the intersection of the southerly monumented margin of Stone Street (40.0' R.O.W.) and easterly monumented margin of Meadow Street South;

THENCE S53°03'45"E, along the common property line between P.N. 10-04-111.000 (Ditch) and Parcel A, a distance of 165.00 feet to a ½" capped iron rebar set, said rebar marking the most northeasterly corner of Parcel A;

THENCE S36°56'15"W, along the common property line between P.N. 10-04-127.002 (City of Watertown) and Parcel A, a distance of 18.00 feet to a ½" capped iron rebar set, said rebar marking the most southeasterly corner of Parcel A;

THENCE N53°03'45"W, along the common property line between Parcel A and Parcel B, a distance of 165.00 feet to a mag nail set in the concrete walk along the easterly monumented margin of Meadow Street South, said mag nail marking the most southwesterly corner of Parcel A;

THENCE N36°56'15"E, along the easterly monumented margin of Meadow Street South, a distance of 18.00 feet to the point and place of beginning.

CONTAINING 2,970.000 SQ. FT. (0.068 AC.) of land more or less.

SUBJECT to and including any and all rights or restrictions of record.

ALSO SUBJECT to and including any and all other rights or restrictions of record that an accurate updated abstract of title may disclose.

INTENDING to describe lands owned and to be retained by David P. Ditch & Cheryl R. Ditch, at 217-219 Meadow Street South in the City of Watertown (also known as Parcel A, a portion of Tax Map P.N. 10-04-110.000).

AS SURVEYED by STORINO GEOMATICS, on 10/24/2011, 10/28/2011, 10/30/2011, 01/12/2012, and 01/19/2012, and shown on a plat titled "FINAL SUBDIVISION AND ASSEMBLAGE PLAT OF PARCELS OF LAND KNOWN AS P.N. 10-04-112.000, LANDS OF THE CITY OF WATERTOWN, P.N. 10-04-127.002, LANDS OF THE CITY OF WATERTOWN, P.N. 10-04-111.000, LANDS OF DAVID P. DITCH & CHERYL L. DITCH,

P.N.10-04-110.000, LANDS OF DAVID P. DITCH & CHERYL R. DITCH", dated 01/20/2012, a copy of which is part of this instrument.

The bearings used in this description are based on magnetic north as observed on October 24, 2011.

All capped iron rebars set read "T STORINO, LS 50035".

The parcel numbers referred to herein are those as shown upon the Assessment maps of said city that are on file in the City Engineer's office, Room 305, Municipal Building, 245 Washington Street.

It being the intent of the David P. Ditch & Cheryl R. Ditch, to retain ownership of Parcel A (a portion of Tax Map P.N. 10-04-110.000).

PARCEL B

Beginning at a mag nail set in the concrete walk along the easterly monumented margin of Meadow Street South (49.5' R.O.W.) at the intersection of the most northwesterly corner of the land herein described (Parcel B) and the most southwesterly corner of the above described Parcel A, said mag nail further being situate along the easterly monumented margin of Meadow Street South a direct tie bearing of S36°56'15"W and a direct tie distance of 179.70 feet from the intersection of the southerly monumented margin of Stone Street (40.0' R.O.W.) and easterly monumented margin of Meadow Street South;

THENCE S53°03'45"E, along the common property line between Parcel A and Parcel B, a distance of 165.00 feet to a ½" capped iron rebar set, said rebar marking the most northeasterly corner of Parcel B;

THENCE S36°56'15"W, along the common property line between P.N. 10-04-127.002 (City of Watertown) and Parcel B, a distance of 34.00 feet to a ½" capped iron rebar set, said rebar marking the most southeasterly corner of Parcel B;

THENCE N53°03'45"W, along the common property line between P.N. 10-04-127.002 (City of Watertown) and Parcel B, a distance of 165.00 feet to a mag nail set in the concrete walk along the easterly monumented margin of Meadow Street South, said mag nail marking the most southwesterly corner of Parcel B;

THENCE N36°56'15"E, along the easterly monumented margin of Meadow Street South, a distance of 34.00 feet to the point and place of beginning.

CONTAINING 5,610.000 SQ. FT. (0.129 AC.) of land more or less.

SUBJECT to and including any and all rights or restrictions of record.

ALSO SUBJECT to and including any and all other rights or restrictions of record that an accurate updated abstract of title may disclose.

INTENDING to describe lands owned and by David P. Ditch & Cheryl R. Ditch, at 217-219 Meadow Street South in the City of Watertown (also known as Parcel B, a portion of Tax Map P.N. 10-04-110.000).

AS SURVEYED by STORINO GEOMATICS, on 10/24/2011, 10/28/2011, 10/30/2011, 01/12/2012, and 01/19/2012, and shown on a plat titled "FINAL SUBDIVISION AND ASSEMBLAGE PLAT OF PARCELS OF LAND KNOWN AS P.N. 10-04-112.000, LANDS OF THE CITY OF WATERTOWN, P.N. 10-04-127.002, LANDS OF THE CITY OF WATERTOWN, P.N. 10-04-111.000, LANDS OF DAVID P. DITCH & CHERYL L. DITCH, P.N.10-04-110.000, LANDS OF DAVID P. DITCH & CHERYL R. DITCH", dated 01/20/2012, a copy of which is part of this instrument.

The bearings used in this description are based on magnetic north as observed on October 24, 2011.

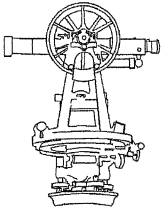
All capped iron rebars set read "T STORINO, LS 50035".

The parcel numbers referred to herein are those as shown upon the Assessment maps of said city that are on file in the City Engineer's office, Room 305, Municipal Building, 245 Washington Street.

It being the intent of the David P. Ditch & Cheryl R. Ditch, to convey Parcel B (a portion of Tax Map P.N. 10-04-110.000) to the City of Watertown.

A handwritten signature in cursive script that reads "Thomas Michael Storino". The signature is written in dark ink and is positioned above the printed name and title.

Thomas Michael Storino, L.L.S. No. 50035
Licensed Land Surveyor



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THOMAS M. STORINO, PLS

SUGGESTED DESCRIPTION

**ASSEMBLAGE OF CITY OF WATERTOWN TAX P.N. 10-04-112.000; P.N. 10-04-111.000,
AND A PORTION OF P.N. 10-04-110.000 (PARCEL A)
LANDS OF DAVID P. DITCH & CHERYL R. DITCH
207, 211, & 217 MEADOW STREET SOUTH**

ALL THAT TRACT or parcel of land situate on the easterly side of Meadow Street South in the City of Watertown, County of Jefferson, State of New York, and being further described as follows:

Beginning at a mag nail set in the concrete walk along the easterly monumented margin of Meadow Street South (49.5' R.O.W.) at the intersection of the most northwesterly corner of the land herein described (Ditch) and the most southwesterly corner of a parcel of land that was conveyed to David P. Antonucci and Annette L. Antonucci by deed dated April 26, 1988 (Liber 1119, Page 73), said mag nail further being situate along the easterly monumented margin of Meadow Street South a direct tie bearing of S36°56'15"W and a direct tie distance of 79.01 feet from the intersection of the southerly monumented margin of Stone Street (40.0' R.O.W.) and easterly monumented margin of Meadow Street South;

THENCE S52°31'39"E, along the common property line between P.N. 10-04-113.000 (Antonucci), P.N. 10-04-114.000 (Goodwin), and the lands of Ditch a distance of 132.55 feet to a ½" capped iron rebar set, said rebar marking the most northeasterly corner of the lands of Ditch;

THENCE S21°18'15"W, along the common property line between P.N. 10-04-115.000 (Fox), and the lands of Ditch, passing through a ½" capped iron rebar set at a distance of 49.11 feet, and continuing a total distance of 52.00 feet to a ½" capped iron rebar set, said rebar marking a corner of the lands of Ditch;

THENCE S68°41'45"E, along the common property line between P.N. 10-04-115.000 (Fox), and the lands of Ditch, a distance of 19.16 feet to a ½" capped iron rebar set, said rebar marking a corner of the lands of Ditch;

THENCE S36°56'15"W, along the common property line between P.N. 10-04-127.002 (City of Watertown) and the lands of Ditch, passing through a ½" capped iron rebar set at a distance of 36.54 feet, and continuing a total distance of 54.54 feet to a ½" capped iron rebar set, said rebar marking the most southeasterly corner of the lands of Ditch;

THENCE N53°03'45"W, along the common property line between P.N. 10-04-127.002 (City of Watertown) and the lands of Ditch, a distance of 165.00 feet to a mag nail set in the concrete walk along the easterly monumented margin of Meadow Street South, said mag nail marking the most southwesterly corner of the lands of ditch;

THENCE N36°56'15"E, along the easterly monumented margin of Meadow Street South, passing through mag nails set in the concrete walk at 18.00 feet and 52.15 feet respectively and continuing a total distance of 100.69 feet to the point and place of beginning.

CONTAINING 15,264.210 SQ. FT. (0.350 AC.) of land more or less.

SUBJECT to and including any and all rights or restrictions of record.

ALSO SUBJECT to and including any and all other rights or restrictions of record that an accurate updated abstract of title may disclose.

INTENDING to describe lands owned by David P. Ditch & Cheryl R. Ditch, at 207, 211-213, and a portion of 217-219 Meadow Street South in the City of Watertown (also known as TAX P.N. 10-04-112.000, P.N. 10-04-111.000, and a portion of P.N. 10-04-110.000).

AS SURVEYED by STORINO GEOMATICS, on 10/24/2011, 10/28/2011, 10/30/2011, 01/12/2012, and 01/19/2012, and shown on a plat titled "FINAL SUBDIVISION AND ASSEMBLAGE PLAT OF PARCELS OF LAND KNOWN AS P.N. 10-04-112.000, LANDS OF THE CITY OF WATERTOWN, P.N. 10-04-127.002, LANDS OF THE CITY OF WATERTOWN, P.N. 10-04-111.000, LANDS OF DAVID P. DITCH & CHERYL L. DITCH, P.N.10-04-110.000, LANDS OF DAVID P. DITCH & CHERYL R. DITCH", dated 01/20/2012, a copy of which is part of this instrument.

The bearings used in this description are based on magnetic north as observed on October 24, 2011.

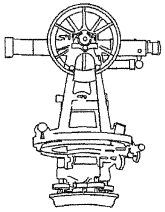
All capped iron rebars set read "T STORINO, LS 50035".

The parcel numbers referred to herein are those as shown upon the Assessment maps of said city that are on file in the City Engineer's office, Room 305, Municipal Building, 245 Washington Street.

It being the intent of the David P. Ditch & Cheryl R. Ditch, to create an assemblage of the above described parcels; thus enabling creation of an updated description and assemblage plat.

A handwritten signature in cursive script that reads "Thomas Michael Storino". The signature is written in black ink and is positioned above a horizontal line.

Thomas Michael Storino, L.L.S. No. 50035
Licensed Land Surveyor



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THOMAS M. STORINO, PLS

SUGGESTED DESCRIPTION
ASSEMBLAGE OF CITY OF WATERTOWN TAX P.N. 10-04-127.002,
AND A PORTION OF P.N. 10-04-110.000 (PARCEL B)
LANDS OF CITY OF WATERTOWN
MEADOW STREET SOUTH

THE FOLLOWING IS AS RECITED IN A WARRANTY DEED DATED JULY 31, 1961 (RONSON & BATTISTA TO THE CITY OF WATERTOWN), LIBER 714 OF DEEDS AT PAGE 110, RECORDED IN THE JEFFERSON COUNTY CLERK'S OFFICE ON OCTOBER 16, 1961. THE INTENT BEING TO UTILIZE THE EXACT CONTENTS OF THE AFOREMENTIONED DEED AS RECORDED:

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Watertown, County of Jefferson, State of New York, bounded and described as follows:

BEGINNING at a cross cut in the sidewalk on the easterly monumented margin of Meadow Street South at the southwesterly corner of parcel number 1004110 conveyed by Joseph R. Nash to Joseph F. and Angeline Guardino by Warranty Deed dated January 12, 1949, and recorded in the Jefferson County Clerk's office on January 13, 1949, in Liber 512 of Deeds at page 545. This point is also the northwest corner of a 20 foot wide lane running from Meadow Street South to the property conveyed by American Stores Company to Louis C. Battista and Chris G. Ronson by Warranty Deed dated July 8, 1959, and recorded in the Jefferson County Clerk's Office on July 10, 1959, in Liber 674 of Deeds at page 457. This lane is part of the aforesaid deed. The monumented margin referred to herein is as monumented by the Department of Engineering, City of Watertown, New York. The parcel numbers referred to herein are those as shown on the assessment maps of the said city and are on file in the office of the City Engineer, City Hall.

Thence S. 53° E. 167.7 feet along the southerly line of parcel number 1004110 (Nash to Guardino Liber 512 Page 545) to an iron pipe driven in the ground at the southeasterly corner of parcel number 1004110.

Thence N. 36° 21' E. 88.4 feet, along the rear or easterly line of parcel numbers 1004110 and 1004111 to a steel fence post. This line also follows the existing fence, to a point in the southerly or rear line of parcel 1004115.

Thence S. 68° 46' E. 172.7 feet along the rear or southerly line of parcel numbers 1004115-1004116 and 1004117. These parcels front on Stone Street, to the southeasterly corner of parcel number 1004117. Marked by an iron pipe driven in the ground. This line follows the existing fence line.

Thence S. 20° 46' W. 239.8 feet to a steel fence post at an angle in the northerly line of the property deeded by C.J. Hartwell, administrator of William G. Johnston by an administrator's deed dated October 16, 1947 and recorded in the Jefferson County Clerk's office on October 28, 1947 in Liber 490 of Deeds at page 590, known as parcel number 1004128.

Thence N. 35° 3' W. 243.5 feet along the rear or northeasterly line of parcel numbers 1004128 – 1004105 – 1004106 and 1004109-a to a steel fence post. This line follows the existing fence line, parcel numbers 1004105-1004106 front on Cross Street.

Thence N. 53° 32' W. 167.7 feet, along the northerly line of parcel 1004109A conveyed by Charles H. Weeks and ano to Albert H. and Margaret S. Weeks by Warranty Deed dated May 17, 1944 and recorded in the Jefferson County Clerk's Office on May 26, 1944 in Liber 448 of Deeds at Page 177, to a cross cut in the sidewalk on the easterly monumented margin of Meadow Street, South.

Thence N. 36° 30' E. 20.0 feet along the easterly monumented margin of Meadow Street South to the point of beginning.

Containing 0.84 acres of land more or less.

ALSO ALL THAT TRACT or parcel of land situate on the easterly side of Meadow Street South in the City of Watertown, County of Jefferson, State of New York, and being further described as follows:

Beginning at a mag nail set in the concrete walk along the easterly monumented margin of Meadow Street South (49.5' R.O.W.) at the intersection of the most northwesterly corner of the land herein described and the most southwesterly corner of the lands of David P. Ditch & Cheryl R. Ditch, said mag nail further being situate along the easterly monumented margin of Meadow Street South a direct tie bearing of S36°56'15"W and a direct tie distance of 179.70 feet from the intersection of the southerly monumented margin of Stone Street (40.0' R.O.W.) and easterly monumented margin of Meadow Street South;

THENCE S53°03'45"E, along the common property line between Ditch and the land herein described, a distance of 165.00 feet to a ½" capped iron rebar set, said rebar marking the most northeasterly corner of land herein described;

THENCE S36°56'15"W, along the common property line between P.N. 10-04-127.002 (City of Watertown) and the land herein described, a distance of 34.00 feet to a ½" capped iron rebar set, said rebar marking the most southeasterly corner of the land herein described;

THENCE N53°03'45"W, along the common property line between P.N. 10-04-127.002 (City of Watertown) and the land herein described, a distance of 165.00 feet to a mag nail set in the concrete walk along the easterly monumented margin of Meadow Street South, said mag nail marking the most southwesterly corner of the land herein described;

THENCE N36°56'15"E, along the easterly monumented margin of Meadow Street South, a distance of 34.00 feet to the point and place of beginning.

CONTAINING 5,610.000 SQ. FT. (0.129 AC.) of land more or less.

SUBJECT to and including any and all rights or restrictions of record.

ALSO SUBJECT to and including any and all other rights or restrictions of record that an accurate updated abstract of title may disclose.

INTENDING to describe lands owned and by the City of Watertown, at 217-219 Meadow Street South in the City of Watertown (also known as Parcel B, a portion of Tax Map P.N. 10-04-110.000).

AS SURVEYED by STORINO GEOMATICS, on 10/24/2011, 10/28/2011, 10/30/2011, 01/12/2012, and 01/19/2012, and shown on a plat titled "FINAL SUBDIVISION AND ASSEMBLAGE PLAT OF PARCELS OF LAND KNOWN AS P.N. 10-04-112.000, LANDS OF THE CITY OF WATERTOWN, P.N. 10-04-127.002, LANDS OF THE CITY OF WATERTOWN, P.N. 10-04-111.000, LANDS OF DAVID P. DITCH & CHERYL L. DITCH, P.N.10-04-110.000, LANDS OF DAVID P. DITCH & CHERYL R. DITCH", dated 01/20/2012, a copy of which is part of this instrument.

The bearings used in this description are based on magnetic north as observed on October 24, 2011.

All capped iron rebars set read "T STORINO, LS 50035".

The parcel numbers referred to herein are those as shown upon the Assessment maps of said city that are on file in the City Engineer's office, Room 305, Municipal Building, 245 Washington Street.


It being the intent of the City of Watertown, to create an assemblage of the above described parcels;
thus enabling creation of an updated description.

A handwritten signature in cursive script, reading "Thomas Michael Storino". The signature is written in black ink and is positioned above a horizontal line.

Thomas Michael Storino, L.L.S. No. 50035
Licensed Land Surveyor

Appendix C
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR City of Watertown Planning Office	2. PROJECT NAME Subdivision of 217-219 South Meadow Street
3. PROJECT LOCATION: Municipality City of Watertown County Jefferson	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 217-219 South Meadow Street, Parcel Number 10-04-110	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: The City is proposing a two-lot subdivision of 217-219 South Meadow Street, Parcel Number 10-04-110. An 18'+/- strip of the parcel will be combined with an adjacent multi-family residential parcel and a 34'+/- wide strip, will be combined with the City's Taylor Playground property.	
7. AMOUNT OF LAND AFFECTED: Initially <u>1.3</u> acres Ultimately <u>1.3</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Park/Forest/Open Space <input checked="" type="checkbox"/> Other Describe: The primary land use in the vicinity of the subject parcel is residential. There is also a City owned playground area located to the east of the parcel and a City fire station located further east of the playground.	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Michael A. Lumbis, Planner</u> Date: <u>1/27/12</u> Signature: <u></u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, coordinate the review process and use the FULL EAF.
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly:	
E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly:	

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

City of Watertown Planning Board

Name of Lead Agency

Sara S. Freda

Print or Type Name of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

Date

Chair

Title of Responsible Officer

Signature of Preparer (If different from responsible officer)

Reset